

Pre-Development Management Plan

Investigative Permit

Map Sheet 092G037

Coquitlam Sand and Gravel Quarry

UTM Zone 10:

Corner coordinates

NW Corner UTM: 520971, 5461698

NE Corner UTM: 521807, 5461699

South Corner UTM: 520973, 5460767

See Figure 1: Boundary with UTM

Applicant: John Carley

Agent Corey Tomiye

Signed: 

Date: May 15 2013

Section A - Project Overview

John Carley is currently applying for Aggregate and Quarry Investigative (Temporary) Permit, consisting of 4 sections of Crown land. This total section will be called the Coquitlam Sand and Gravel Quarry. These sites are listed in Figure 2 (Site Map) as Site 1, Site 2, Site 3, and Site 4. The total property will consist of approximately 42.637 ha. The following is the legal description of each site. Attached to this Mine plan is the Land titles survey for each of these sites.

Site 1: Legal Description: Lot 9, Section 16, Township 40, East of Coast Meridian, New Westminster District, Plan 66420.
Consisting of 2.281 ha

Site 2: Legal Description: W1/2m Legal Subdivision 14, Section 16, Township 40, East of Coast Meridian, New Westminster District, Except Block A
Consisting of 7.275 ha

Site 3: Legal Description: Legal Subdivision 13, Section 16, Township 40, East of Coast Meridian, New Westminster District
Consisting of 15.583 ha

Site 4: Legal Description: Lot 10, Section 16, Township 40, East of Coast Meridian, New Westminster District, Plan 66420
Consisting of 17.56 ha

The quarry can be accessed by traveling north from Coquitlam city centre traveling 8.3 Km or about 14 minutes to the corner of Quarry Rd and Calgary Dr. Currently this property is zoned as A-3 which has a description of rural resources and residential area: gravel extraction/barge docks and small scale tourist accommodations. See Figure 3: Long Term Development North East Coquitlam.

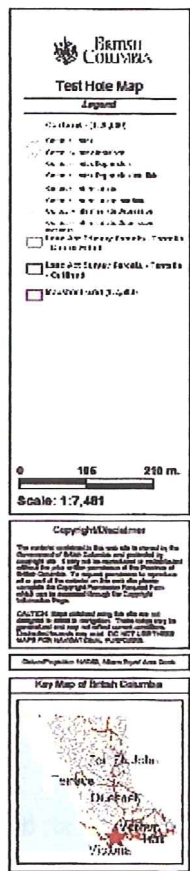
There will be two phases of permitting for this quarry.

1. Phase 1 will be the investigative phase (temporary or investigative permit), which is what John Carley is applying for with this Pre-development Management Plan. This Permit will be for investigative work that will be conducted to determine the type and position of gravel for this property. There will be 6 test holes drilled in various locations at this site to determine the quantity and quality of aggregate that is available and to determine if this site is feasible for an aggregate quarry. Once this drill program is completed and if it has been determined that the quarry is feasible then an operation permit will be applied for.
2. Phase 2 will be the construction phase (operation permit) this will be applied for at a later date. Under the construction phase of this property the location of the operating quarry will be determined along with the estimated area of disturbance for the first 5 years. At this time it will also be established where the best place for an access road will be positioned.

Description of Work

This Aggregate and Quarry Investigative Permit will be required to conduct the drill program to determine the type and position of aggregate for this quarry. This drill program will consist of 6 test holes that will be drilled in various locations. See Figure 4: Test Hole Map for location. Once this is completed we will know the approximate reserve and consistency of the gravel in this area. See Figure 5 for GPS Coordinates of the proposed test holes.

Figure 6: Access routes to Test Holes. To see the clearer Coordinate, see Figure 4.



PRE-DEVELOPMENT MANAGEMENT PLAN | 2013

Present State of Land

The property consists of approximately 42.637 ha of Crown land and is currently zoned as A-3 this zoning has a description of rural resources and residential area: gravel extraction/barge docks and small scale tourist accommodations. (Figure 3) The planning area for this property is the Northeast Coquitlam area. This property does not fall under ALR land however, the property south of Quarry rd does. The property is within the Chilliwack Forest District. There are no overlapping or adjacent uses for this property currently encumbering this land, and no watercourses on this property. This property elevation starts out along quarry road and increases in elevation by 20 metre to a max of 140 in the centre north of the property. The vegetation is mostly ground cover with saplings and a dense population of ferns. There is the occasional grouping of Douglas fir trees throughout this property.

Reclamation Program

A reclamation program at this point will be filling back in the test holes with the existing material.

Section C - Additional Information

Environmental

The proposed drill program will have as minimal an impact on the land as possible. We are using smaller equipment to allow mobility through existing trees and reduce the impact on the land to access the various locations. With the small excavator we will be able to access our test hole locations without requiring any paths to be created or trees to be cut down.

There are no documented archaeological sites on this property.

Socio-Community

The current zoning for these properties is A-3 which has a description of rural resources and residential area: gravel extraction/barge docks and small scale tourist accommodations. (Figure 3) Therefore, the propose use of aggregate quarry should not negatively impact this current zoning.

This quarry should not burden in any way any of the current existing community services or infrastructure. There will be no water required for this Drill program.

There will be no negative impact on public health while doing this drill program. There will be no waste disposal or site contamination.

First Nations

There has not been any First Nation contact regarding this property.

Figure 1

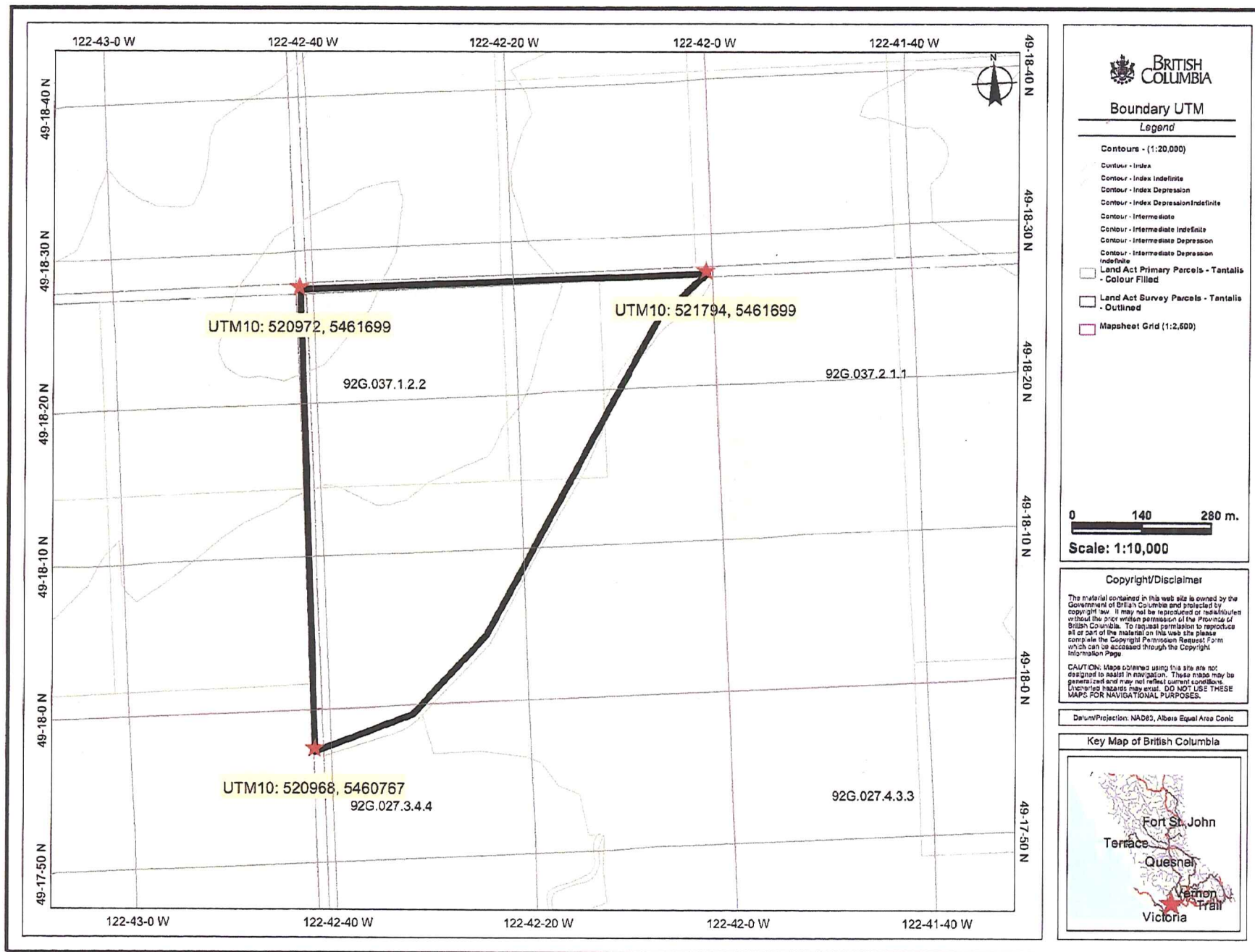
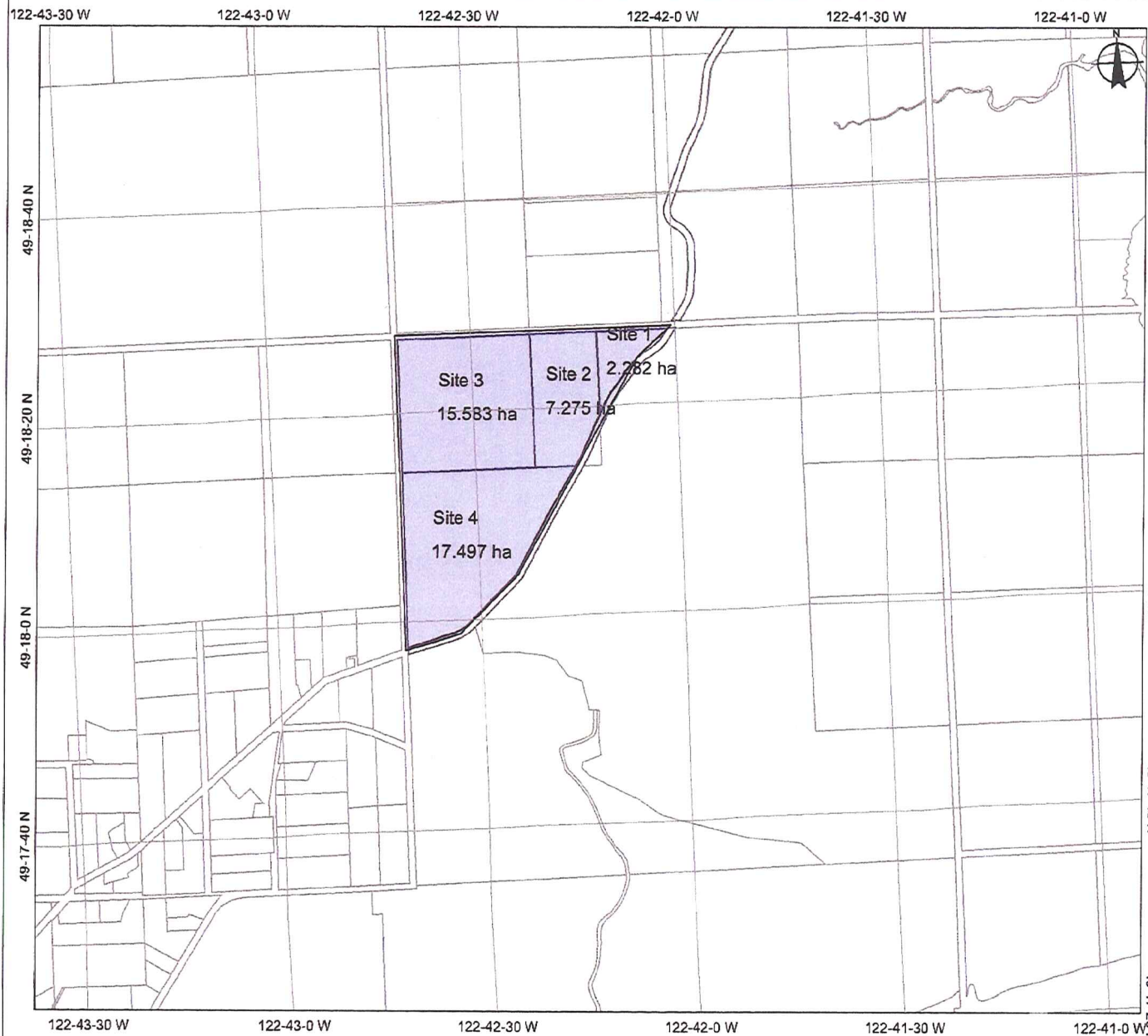


Figure 2



Site Map

Legend

- Transportation Corridors - Outlined
- Integrated Cadastral Fabric - Outlined

0 240 480 m.

Scale: 1:16,848

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Data/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia

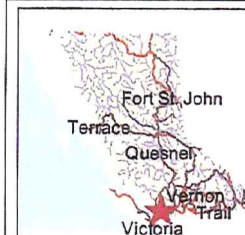


Figure 3

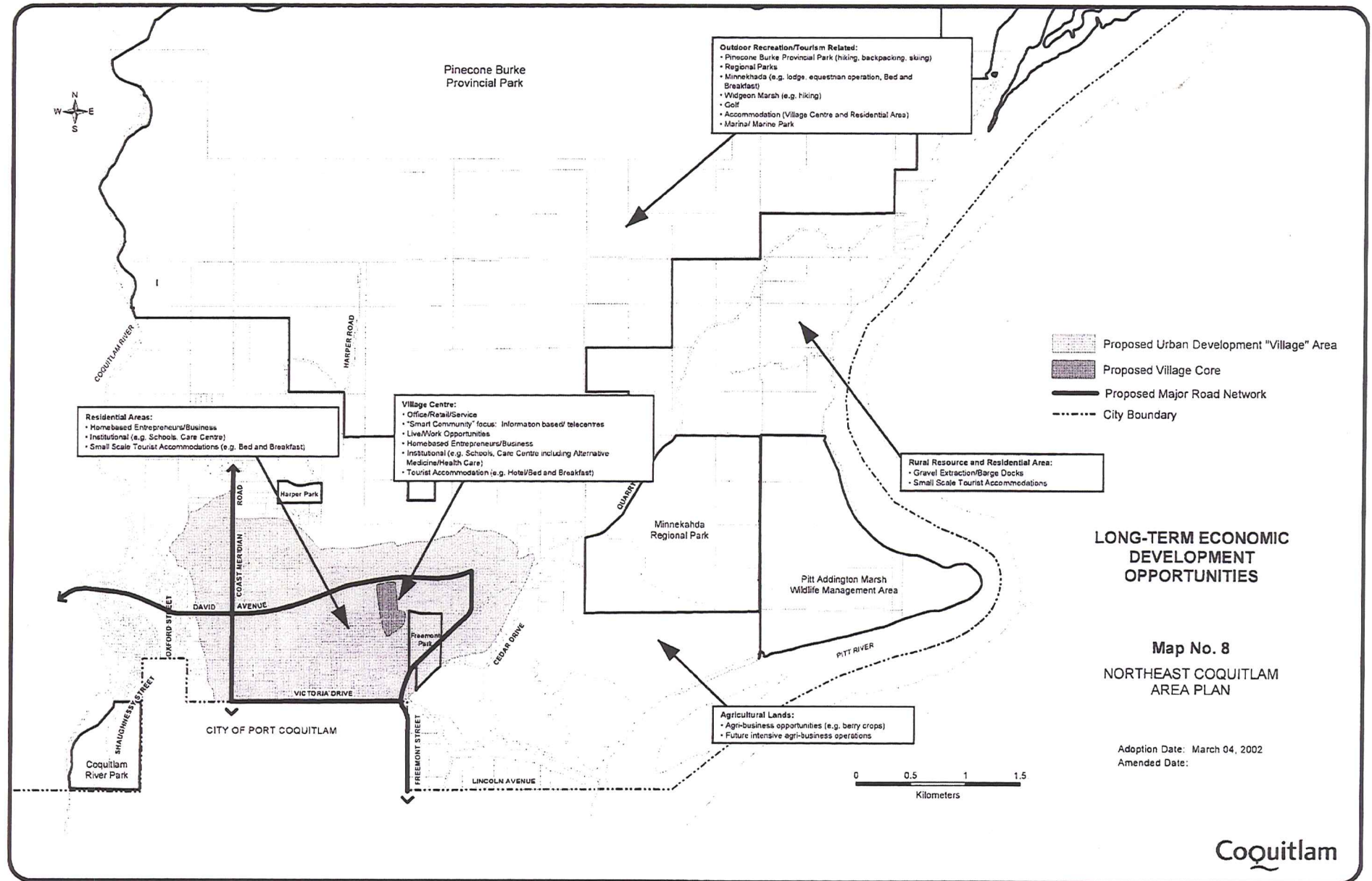


Figure 4

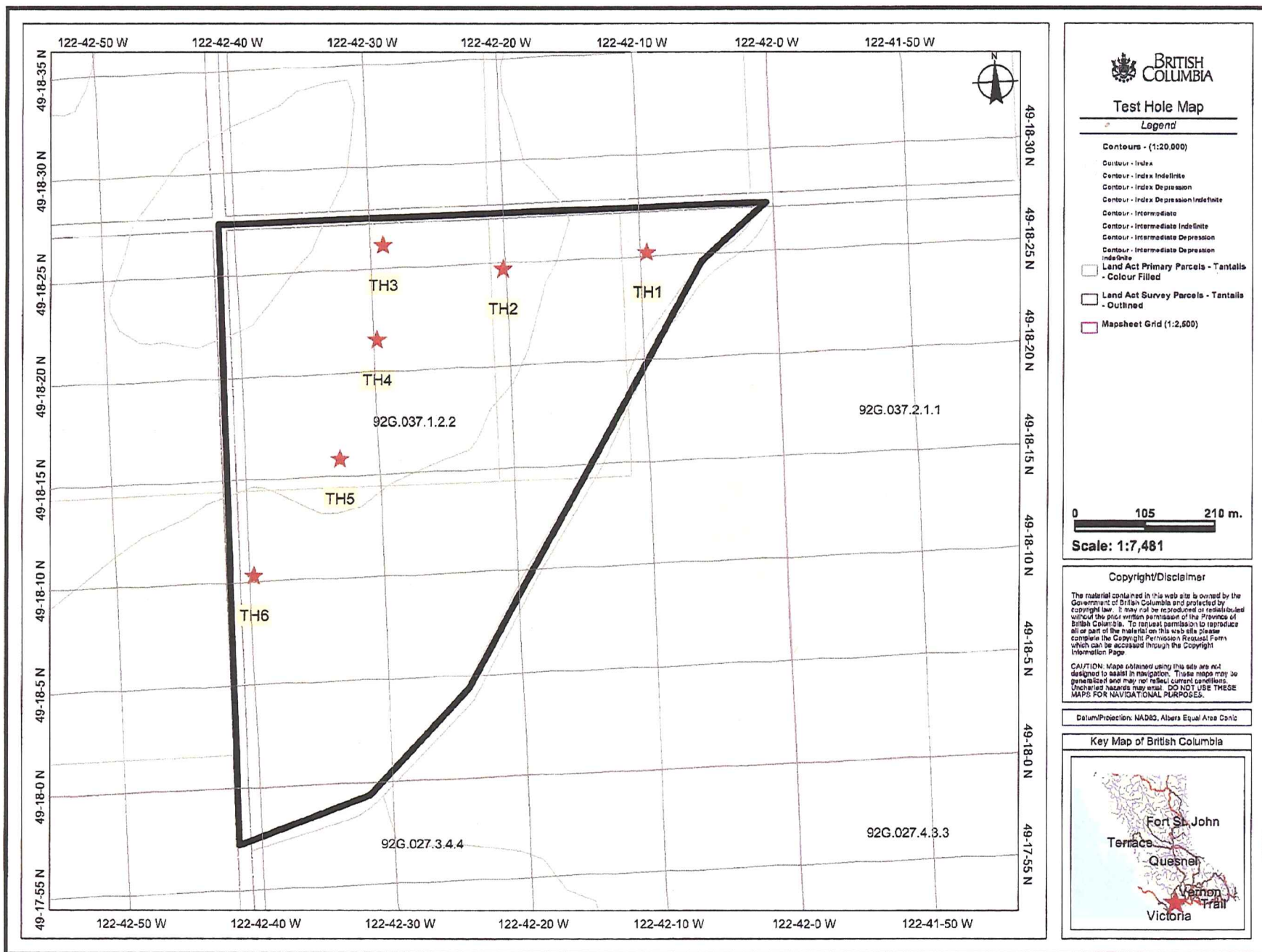


Figure 5

